Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1462882 DEEDWARR
08/24/2026 10:25:41 AM 2 pgs
Fees: $13.00 Taxes: $1,635.40
20260824-0078333

This Instrument Prepared By:
Access Title & Escrow, Inc
300 South Jackson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
George Russell Taylor and Lauren Elise Taylor
5601 Chestnutwood Trail
Hermitage, TN 37076

WARRANTY DEED

Map & Parcel No:098-06-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JORDAN VICTOR SCHWER AND CHARLSEY SHIREY SCHWER F/K/A CHARLSEY SHIREY, HUSBAND AND WIFE**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **GEORGE TAYLOR AND LAUREN ELISE TAYLOR, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in the 8th Civil District of Davidson County, Tennessee, being bounded and described as follows:

Being all of Lot No. 71 of the Roxborough East, Phase II-B, as shown on plat of record in Plat Book 7900, page 601, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Subject to Restrictive Covenants of record in Book 8727, page 739; and Matters as shown on plat of record in Plat Book 7900, page 601, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JORDAN VICTOR SCHWER, UNMARRIED AND CHARLSEY SHIREY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed of record in Instrument No. 20220222-0019795, said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
5601 Chestnutwood Trail, Hermitage, TN 37076

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees', their heirs and assigns forever, and we do covenant with the said Grantees' that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees', their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 20th day of August, 2026.

Jordan Victor Schwer

Charlsey Schwer

Charlsey Shirey Schwer f/k/a Charlsey Shirey.

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named Jordan Victor Schwer and Charlsey Shirey Schwer the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of August, 2026.

Notary Public
My commission expires:

JARED M. HOOD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY MY COMMISSION EXPIRES 02/02/2028

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **$442,000.00**

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and Subscribed before me, this 20th day of August, 2026.

Notary Public
My commission expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026